



---

# LONG-RANGE PROPERTY MANAGEMENT PLAN

Successor Agency to the  
Oroville Redevelopment Agency

**REVISED December 16, 2014**

---

**Successor Agency to the Oroville Redevelopment Agency**  
Long-Range Property Management Plan

## **TABLE OF CONTENTS**

<b>INTRODUCTION.....</b>	<b>1</b>
<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>STATEMENT OF LEGAL REQUIREMENTS .....</b>	<b>1</b>
<b>PROPERTY VALUATION ESTIMATES AND LIMITATIONS .....</b>	<b>3</b>
<b>PROPERTY INVENTORY - FORMER AGENCY PROPERTIES.....</b>	<b>3</b>
<b>Properties to be Retained for Future Development .....</b>	<b>4</b>
Gateway Property No. 1 (Property 1).....	5
Gateway Property No. 2 (Property 2).....	7
<b>Properties to be Sold by Successor Agency .....</b>	<b>9</b>
2062 Montgomery Street (Property 3).....	10
2060 Montgomery Street (Property 4) .....	12
2044 Montgomery Street (Property 5).....	14
750 Montgomery Street (Property 6).....	16
1330 Downer Street (Property 7).....	18
1305 Myers street (Property 8) .....	20
Olive Highway Property No. 1 (Property 9).....	22
Olive Highway Property No. 2 (Property 10) .....	24
<b>Properties Retained For Purposes of Fulfilling an Enforceable Obligation .....</b>	<b>26</b>
<b>ATTACHMENTS.....</b>	<b>27</b>



## INTRODUCTION

Assembly Bill ("AB") 1484, enacted in June of 2012, requires all successor agencies for former redevelopment agencies that owned property as of the time of redevelopment dissolution in 2011 to prepare a Long Range Property Management Plan ("PMP"). The PMP governs the disposition and use of property held by the former redevelopment agency pursuant to legal requirements, as detailed in the next section.

This is the Long Range Property Management Plan for the Successor Agency to the Oroville Redevelopment Agency ("Successor Agency").

## EXECUTIVE SUMMARY

The former Oroville Redevelopment Agency ("Agency") is the owner of record on the title for ten properties in Oroville.

- Eight of these properties (750, 2044, 2060 and 2062 Montgomery Streets, 1330 Downer Street, 1305 Myers Street, 013-260-055 and 013-260-056), are proposed to be sold by the Successor Agency with the proceeds of the sale to be distributed to taxing entities by the Butte County Auditor-Controller in accordance with the Dissolution Act.
- Two properties (035-290-003 and 035-290-039) are vacant land and are to be transferred to the City for retention of the properties for future development. Compensation agreements with the taxing entities will be entered into for these two properties in accordance with the Dissolution Act.

## STATEMENT OF LEGAL REQUIREMENTS

Pursuant to Health and Safety Code section 34191.5 (part of AB 1484), each successor agency that holds property from a former redevelopment agency is required to submit a PMP to the State Department of Finance ("DOF") within six months after receiving a "Finding of Completion" from DOF. Prior to the submittal of the PMP to DOF, the successor agency's oversight board must approve the PMP.

In general, the PMP addresses the disposition and use of the real properties of the former redevelopment agency. AB 1484 requires that the PMP include all of the following components:

1. Inventory of all properties in the Community Redevelopment Property Trust Fund ("Trust Fund"), established to serve as the repository of the former redevelopment agency's real properties. This inventory shall consist of all of the following information:
  - a. **Date of acquisition** of the property and the value of the property at that time, and an estimate of the current value of the property.
  - b. **Purpose** for which the property was acquired.
  - c. **Parcel data**, including address, lot size, and current zoning in the former redevelopment agency redevelopment plan or specific, community, or general plan.
  - d. **Estimate of the current value** of the parcel including, if available, any appraisal information.

- e. **Estimate of any lease, rental, or any other revenues** generated by the property, and a description of the contractual requirements for the disposition of those funds.
  - f. **History of environmental contamination**, including designation as a brownfield site, and related environmental studies, and history of any remediation efforts.
  - g. Description of the **property's potential for transit-oriented development and the advancement of the planning objectives** of the successor agency
  - h. Brief history of **previous development proposals** and activity, including the rental or lease of property.
2. Address the use or disposition of all the properties in the Trust Fund. Permissible uses include:
- a. **Retention for governmental use** pursuant to subdivision (a) of Section 34181;
  - b. **Retention for future development**;
  - c. **Sale** of the property; or
  - d. **Use of property to fulfill an enforceable obligation.**
3. Separately identify and list properties in the Trust Fund dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all the following shall apply:
- a. If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.
  - b. If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subsection 3(a) above, the proceeds from the sale shall be distributed as property tax to the taxing entities.
  - c. Property shall not be transferred to a successor agency, city, county, or city and county, unless the PMP has been approved by the oversight board and DOF.



## PROPERTY VALUATION ESTIMATES AND LIMITATIONS

The Dissolution Act requires that a property management plan include an estimate of the value of property, to provide the oversight board, DOF and other interested parties information on the properties involved. DOF has stated officially they do not expect successor agencies to obtain appraisals on properties if none currently exist, so **no such appraisals have been prepared for this PMP.**

Instead, an estimate of property value was prepared by the Successor Agency's independent consultant based on the book value provided by the city and analysis of comparable property sales and values of similar properties. It is often difficult to assess property values of former redevelopment properties given the unique deficiencies (size, contamination, location, etc.) Coming out of a real estate recession, it still can be difficult to identify comparable properties in the area because sales volumes of small, infill parcels can be very limited. Not just in Oroville, but elsewhere, many redevelopment agencies have a number of blighted properties in their inventory that were not yet restored to a marketable condition at the time of dissolution.

The property values shown herein reflect book values at the time of purchase, or where book values are not available an Agency estimate has been provided. Given the very soft real estate market in Oroville following the Global Financial Crisis, property values have been slow to recover so despite the passage of time, **market values are likely to be at or perhaps even below values of the time of purchase.**

## PROPERTY INVENTORY - FORMER AGENCY PROPERTIES

The former Agency owned ten parcels at dissolution. The properties are shown in the Property Inventory Data table attached. The property sites are organized by "Permissible Uses" under AB 1484 and a detailed description of the properties is provided below.

The Property Inventory Data table (Attachment 1) utilizes the DOF-created database that provides a matrix of all of the information required pursuant to Health and Safety Code Section 34191.5(c) (part of AB 1484).

It is important to note the following in reviewing the PMP:

- Estimates of current value of property were provided by RSG based on the individual methodologies described under each property profiled in this PMP. As the DOF has provided to RSG in written communication for other cities, the DOF does not require a new appraisal report to be prepared for the purposes of a PMP, even if a recent appraisal does not exist. The Successor Agency will be developing a marketing plan to solicit viable purchase offers on the eight properties designated for sale following DOF approval of this PMP. The ultimate value of the properties sold will be determined based on what the market bears and not what has been estimated.
- Data contained in the "Value at Time of Purchase" column in the Property Inventory Data table includes all available information obtained resulting from comprehensive title research and City staff's best efforts to locate the information.

## **Properties to be Retained for Future Development**

---

Two properties listed below are proposed to be transferred to the City of Oroville for retention for future development. A description of the properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

The Oroville Redevelopment Agency acquired parcels 035-290-003 and 035-290-039 ("Gateway properties") in July 2008 as part of a concerted effort to reverse blighting conditions in and around the City's primary gateway entrance to Downtown Oroville from Highway 70. Underperforming retail, severely blighted and substandard residential in the immediate area, and environmental conditions on the property have historically deterred private investment on the property and surrounding vacant properties, leading to further physical and economic deterioration.

Development of these properties remains a high priority for the City of Oroville even with the dissolution of redevelopment. Revitalization of the City's historic downtown core relies heavily on the successful development of the Gateway properties, and such the Successor Agency proposed to transfer these properties to the City of Oroville for future development.

The City shall return to the Oversight Board no later than three years following approval of the Long Range Property Management Plan by the Department of Finance to demonstrate the progress it has made to develop the properties.

Pursuant to the requirements of 34191.5(c) of the Health and Safety Code, the following information is provided for each of the Gateway properties. The remainder of the information required but not listed below is provided for in Attachment 1.

## **GATEWAY PROPERTY NO. 1 (PROPERTY 1)**

<b>Address:</b>	Along Feather River and Hwy 70 (No situs address available)
<b>APN:</b>	035-290-003
<b>Lot Size:</b>	4.27 acres
<b>Acquisition Date:</b>	July 17, 2008
<b>Value at Time of Purchase:</b>	\$300,000
<b>Purpose of Acquisition:</b>	Eliminate blight and for the commercial development of a hotel, restaurant, and commercial/retail development.
<b>Property Type (DOF Category)</b>	Vacant Land/Lot
<b>Property Type (City Proposed)</b>	Future Development
<b>Current Zoning:</b>	C-2, Intensive Commercial
<b>Estimated Current Value:</b>	\$300,000  Based on the Successor Agency book value of the property, per the SA auditor as of June 30, 2013.
<b>Environmental History:</b>	Previously included in the Brownfield Priority List for US EPA community-wide Brownfields Assessment Grant Program.
<b>Advancement of Planning Objectives:</b>	Eliminate blight and commercial development of a hotel, restaurant, and retail/commercial project.
<b>Previous Development Proposals:</b>	A private developer has previously indicated interest in developing the property. Once the PMP has been approved and the property transferred to the City for future development, the City will evaluate the development proposal and enter into compensation agreements with the taxing entities.
<b>Permissible Use:</b>	Retention for future development.



## GATEWAY PROPERTY NO. 1 (PROPERTY 1)

*Aerial Photo:*



*Street View:*



## **GATEWAY PROPERTY NO. 2 (PROPERTY 2)**

<b>Address:</b>	Along Feather River and Feather River Blvd
<b>APN:</b>	035-290-039
<b>Lot Size:</b>	15.39 acres
<b>Acquisition Date:</b>	July 17, 2008
<b>Value at Time of Purchase:</b>	\$350,000
<b>Purpose of Acquisition:</b>	Eliminate blight and for the commercial development of a hotel, restaurant, and commercial/retail development.
<b>Property Type (DOF Category)</b>	Vacant Land/Lot
<b>Property Type (City Proposed)</b>	Future Development
<b>Current Zoning:</b>	C-2, Intensive Commercial
<b>Estimated Current Value:</b>	\$650,000 combined value with Property 1 Based on the Successor Agency book value of the property, per the SA auditor as of June 30, 2013.
<b>Environmental History:</b>	Previously included in the Brownfield Priority List for US EPA community-wide Brownfields Assessment Grant Program.
<b>Advancement of Planning Objectives:</b>	Eliminate blight and commercial development of a hotel, restaurant, and retail/commercial project.
<b>Previous Development Proposals:</b>	A private developer has previously indicated interest in developing the property. Once the PMP has been approved and the property transferred to the City for future development, the City will evaluate the development proposal and enter into compensation agreements with the taxing entities.
<b>Permissible Use:</b>	Retention for future development.

## GATEWAY PROPERTY NO. 2 (PROPERTY 2)

*Aerial Photo:*



*Street View:*





### **Properties to be Sold by Successor Agency**

---

Eight properties listed below are proposed to be for sale and the revenue from the sales to be distributed to taxing entities. A description of the properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

Pursuant to the requirements of 34191.5(c) of the Health and Safety Code, the following characteristics apply to all eight of the following properties listed under "Sale of Property":

- **Estimate of Income Revenue:** None
- **Contractual Requirements for Use of Income/Revenue:** None
- **Description of Property's Potential for Transit Oriented Development:** No potential for transit-oriented development.
- **History of Development Proposals:** There is no history of development proposals nor rentals or leases for these eight properties.
- **Permissible Use:** Sale of property with the revenues from the sales to be distributed to taxing entities.

The remainder of the information required by Health and Safety Code Section 34191.5(c) is provided below and in Attachment 1.

## 2062 MONTGOMERY STREET (PROPERTY 3)

**Address:** 2062 Montgomery Street

**APN:** 012-032-009

**Lot Size:** 0.11 acres

**Acquisition Date:** July 14, 2004

**Value at Time of Purchase:** \$9,000

**Purpose of Acquisition:** 2062, 2060 and 2044 Montgomery Street were offered in a tax sale by the Butte County Tax Collector's Office due to delinquent property taxes on June 24, 2012. The properties did not sell and remained within the control of Butte County ever since. At that time, redevelopment agencies were eligible to acquire tax-defaulted properties without the necessity of bidding at a public auction. In order to help eliminate blight and further improve the Downtown core, the properties were acquired by the Redevelopment Agency through the County tax-defaulted properties.

**Property Type (DOF Category)** Commercial

**Property Type (City Proposed)** Sale of property

**Current Zoning:** C-2, Intensive Commercial

**Estimated Current Value:** \$18,000

Since the time of the last LRPMP, appraisals have been ordered and the estimated current value has been updated to reflect the preliminary appraised value of the property.

**Environmental History:** The property was previously included in Brownfield Priority List for US EPA community-wide Brownfields Assessment Grant Program.

**Advancement of Planning Objectives:** Eliminate blight and commercial development in the Downtown core.

**Permissible Use:** Sale of property with the revenues from the sales to be distributed to taxing entities.

## 2062 MONTGOMERY STREET (PROPERTY 3)

*Aerial Photo:*



*Street View:*





## 2060 MONTGOMERY STREET (PROPERTY 4)

**Address:** 2060 Montgomery Street

**APN:** 012-032-010

**Lot Size:** 0.14 acres

**Acquisition Date:** July 14, 2004

**Value at Time of Purchase:** \$11,500

**Purpose of Acquisition:** 2062, 2060 and 2044 Montgomery Street were offered in a tax sale by the Butte County Tax Collector's Office due to delinquent property taxes on June 24, 2012. The properties did not sell and remained within the control of Butte County ever since. At that time, redevelopment agencies were eligible to acquire tax-defaulted properties without the necessity of bidding at a public auction. In order to help eliminate blight and further improve the Downtown core, the properties were acquired by the Redevelopment Agency through the County tax-defaulted properties.

**Property Type (DOF Category)** Commercial

**Property Type (City Proposed)** Sale of Property

**Current Zoning:** C-2, Intensive Commercial

**Estimated Current Value:** \$22,000

Since the time of the last LRPMP, appraisals have been ordered and the estimated current value has been updated to reflect the preliminary appraised value of the property.

**Environmental History:** The property was previously included in Brownfield Priority List for US EPA community-wide Brownfields Assessment Grant Program.

**Advancement of Planning Objectives:** Eliminate blight and commercial development in the Downtown core.

**Permissible Use:** Sale of property with the revenues from the sales to be distributed to taxing entities.

## 2060 MONTGOMERY STREET (PROPERTY 4)

*Aerial Photo:*



*Street View:*



## 2044 MONTGOMERY STREET (PROPERTY 5)

<b>Address:</b>	2044 Montgomery Street
<b>APN:</b>	012-032-010
<b>Lot Size:</b>	0.15 acres
<b>Acquisition Date:</b>	July 14, 2004
<b>Value at Time of Purchase:</b>	\$11,500
<b>Purpose of Acquisition:</b>	2062, 2060 and 2044 Montgomery Street were offered in a tax sale by the Butte County Tax Collector's Office due to delinquent property taxes on June 24, 2012. The properties did not sell and remained within the control of Butte County ever since. At that time, redevelopment agencies were eligible to acquire tax-defaulted properties without the necessity of bidding at a public auction. In order to help eliminate blight and further improve the Downtown core, the properties were acquired by the Redevelopment Agency through the County tax-defaulted properties.
<b>Property Type (DOF Category)</b>	Commercial
<b>Property Type (City Proposed)</b>	Sale of Property
<b>Current Zoning:</b>	C-2, Intensive Commercial
<b>Estimated Current Value:</b>	\$22,000  Since the time of the last LRPMP, appraisals have been ordered and the estimated current value has been updated to reflect the preliminary appraised value of the property.
<b>Environmental History:</b>	The property was previously included in Brownfield Priority List for US EPA community-wide Brownfields Assessment Grant Program.
<b>Advancement of Planning Objectives:</b>	Eliminate blight and commercial development in the Downtown core.
<b>Permissible Use:</b>	Sale of property with the revenues from the sales to be distributed to taxing entities.



## 2044 MONTGOMERY STREET (PROPERTY 5)

*Aerial Photo:*



*Street View:*



## 750 MONTGOMERY STREET (PROPERTY 6)

<b>Address:</b>	750 Montgomery Street
<b>APN:</b>	012-061-009
<b>Lot Size:</b>	0.61 acres
<b>Acquisition Date:</b>	March 25, 2008
<b>Value at Time of Purchase:</b>	\$169,000
<b>Purpose of Acquisition:</b>	Eliminate blight from the Gateway area of the City.
<b>Property Type (DOF Category)</b>	Commercial
<b>Property Type (City Proposed)</b>	Sale of Property
<b>Current Zoning:</b>	C-2, Intensive Commercial
<b>Estimated Current Value:</b>	\$162,972
	Based on the Successor Agency book value of the property, per the SA auditor as of June 30, 2013.
<b>Environmental History:</b>	The property was previously included in Brownfield Priority List for US EPA community-wide Brownfields Assessment Grant Program.
<b>Advancement of Planning Objectives:</b>	Eliminate blight and commercial development in the Downtown core.
<b>Permissible Use:</b>	Sale of property with the revenues from the sales to be distributed to taxing entities.

## 750 MONTGOMERY STREET (PROPERTY 6)

*Aerial Photo:*



*Street View:*





### 1330 DOWNER STREET (PROPERTY 7)

**Address:** 1330 Downer Street

**APN:** 012-035-004

**Lot Size:** 0.23 acres

**Acquisition Date:** March 8, 2006

**Value at Time of Purchase:** \$106,593

**Purpose of Acquisition:** Tax defaulted property acquired from the County to eliminate blight.

**Property Type (DOF Category)** Commercial

**Property Type (City Proposed)** Sale of Property

**Current Zoning:** C-1, Limited Commercial

**Estimated Current Value:** \$65,167

This estimated current value is an Agency estimate of the current value based on the comparable value of recent appraisals of similar properties.

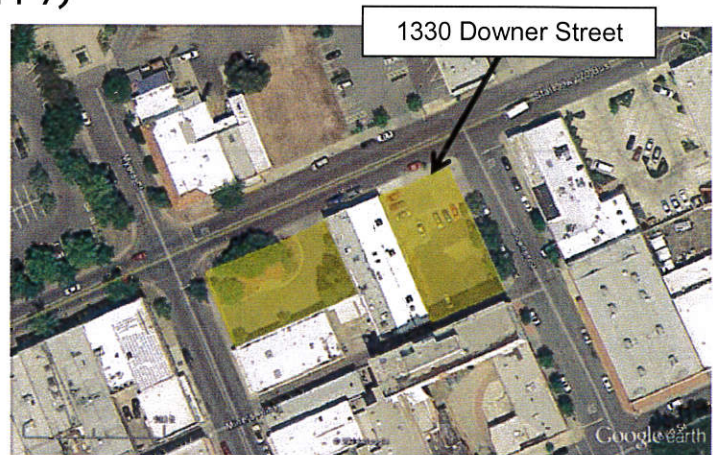
**Environmental History:** The property was previously included in Brownfield Priority List for US EPA community-wide Brownfields Assessment Grant Program.

**Advancement of Planning Objectives:** Eliminate blight and commercial development in the Downtown core.

**Permissible Use:** Sale of property with the revenues from the sales to be distributed to taxing entities.

## 1330 DOWNER STREET (PROPERTY 7)

**Aerial Photo:**



**Street View:**



**1305 MYERS STREET (PROPERTY 8)**

**Address:** 1305 Myers Street

**APN:** 012-035-015

**Lot Size:** 0.24 acres

**Acquisition Date:** October 5, 1998

**Value at Time of Purchase:** \$55,000

**Purpose of Acquisition:** Acquired from the City of Oroville for purposes consistent with the Redevelopment Plan.

**Property Type (DOF Category)** Commercial

**Property Type (City Proposed)** Sale of Property

**Current Zoning:** C-1, Limited Commercial

**Estimated Current Value:** \$68,000  
Based on the preliminary appraised value of the property completed by an independent appraiser.

**Environmental History:** None.

**Advancement of Planning Objectives:** Eliminate blight and commercial development in the Downtown core.

**Permissible Use:** Sale of property with the revenues from the sales to be distributed to taxing entities.



## 1305 MYERS STREET (PROPERTY 8)

**Aerial Photo:**

1305 Myers Street



**Street View:**



**OLIVE HIGHWAY PROPERTY NO. 1 (PROPERTY 9)**

**Address:** Olive Highway (No situs address available)

**APN:** 013-260-055

**Lot Size:** 0.79 acres

**Acquisition Date:** August 9, 1996

**Value at Time of Purchase:** \$2,400 combined with Property 10

**Purpose of Acquisition:** Drainage slope and channel.

**Property Type (DOF Category)** Commercial

**Property Type (City Proposed)** Sale of Property

**Current Zoning:** C-2, Heavy Commercial

**Estimated Current Value:** \$2,701  
Agency estimate based on County assessed value.

**Environmental History:** None.

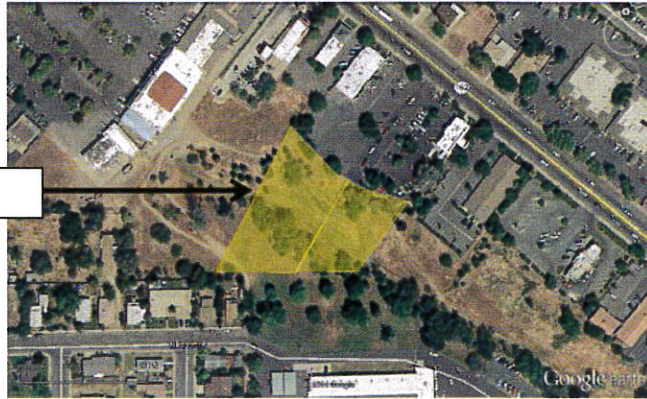
**Advancement of Planning Objectives:** Preserve drainage for adjacent properties.

**Permissible Use:** Sale of property with the revenues from the sales to be distributed to taxing entities.

## OLIVE HIGHWAY PROPERTY NO. 1 (PROPERTY 9)

**Aerial Photo:**

013-260-055



**Street View:**



Subject property is a slope located behind this property.



## OLIVE HIGHWAY PROPERTY NO. 2 (PROPERTY 10)

<b>Address:</b>	Olive Highway(No situs address available)
<b>APN:</b>	013-260-056
<b>Lot Size:</b>	0.59 acres
<b>Acquisition Date:</b>	August 9, 1996
<b>Value at Time of Purchase:</b>	\$2,400 combined with Property 9.
<b>Purpose of Acquisition:</b>	Drainage slope and channel.
<b>Property Type (DOF Category)</b>	Commercial
<b>Property Type (City Proposed)</b>	Sale of Property
<b>Current Zoning:</b>	C-2, Heavy Commercial
<b>Estimated Current Value:</b>	\$2,701 Agency estimate based on County assessed value.
<b>Environmental History:</b>	None.
<b>Advancement of Planning Objectives:</b>	Preserve drainage for adjacent properties.
<b>Permissible Use:</b>	Sale of property with the revenues from the sales to be distributed to taxing entities.

**OLIVE HIGHWAY PROPERTY NO. 2 (PROPERTY 10)**

***Aerial Photo:***



***Street View:***



Subject property is a slope located behind this property.

### **Properties Retained For Purposes of Fulfilling an Enforceable Obligation**

There are no properties to be retained for the purpose of fulfilling an Enforceable Obligation, as defined in AB x1 26.



## **ATTACHMENTS**

**1 - Property Inventory Data (DOF Form)**



---

# LONG-RANGE PROPERTY MANAGEMENT PLAN

Successor Agency to the  
Oroville Redevelopment Agency

**August 27, 2014**

---

## **TABLE OF CONTENTS**

<b>INTRODUCTION .....</b>	<b>1</b>
<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>STATEMENT OF LEGAL REQUIREMENTS .....</b>	<b>1</b>
<b>PROPERTY VALUATION ESTIMATES AND LIMITATIONS .....</b>	<b>3</b>
<b>PROPERTY INVENTORY - FORMER AGENCY PROPERTIES .....</b>	<b>3</b>
<b>Properties to be Retained for Future Development .....</b>	<b>4</b>
Gateway Property No. 1 (Property 1) .....	5
Gateway Property No. 2 (Property 2) .....	7
<b>Properties to be Sold by Successor Agency .....</b>	<b>9</b>
2062 Montgomery Street (Property 3) .....	10
2060 Montgomery Street (Property 4) .....	12
2044 Montgomery Street (Property 5) .....	14
750 Montgomery Street (Property 6) .....	16
<b>Properties Retained For Purposes of Fulfilling an Enforceable Obligation .....</b>	<b>18</b>
<b>ATTACHMENTS .....</b>	<b>19</b>



## INTRODUCTION

Assembly Bill ("AB") 1484, enacted in June of 2012, requires all successor agencies for former redevelopment agencies that owned property as of the time of redevelopment dissolution in 2011 to prepare a Long Range Property Management Plan ("PMP"). The PMP governs the disposition and use of property held by the former redevelopment agency pursuant to legal requirements, as detailed in the next section.

This is the Long Range Property Management Plan for the Successor Agency to the Oroville Redevelopment Agency ("Successor Agency").

## EXECUTIVE SUMMARY

The former Oroville Redevelopment Agency ("Agency") is the owner of record on the title for 6 properties in Oroville.

- Four of these properties (750, 2044, 2060 and 2062 Montgomery Street), are proposed to be sold by the Successor Agency with the proceeds of the sale to be distributed to taxing entities by the Butte County Auditor-Controller in accordance with the Dissolution Act.
- Two properties (035-290-003 and 035-290-039) are vacant land and are to be transferred to the City for retention of the properties for future development. Compensation agreements with the taxing entities will be entered into for these two properties in accordance with the Dissolution Act.

## STATEMENT OF LEGAL REQUIREMENTS

Pursuant to Health and Safety Code section 34191.5 (part of AB 1484), each successor agency that holds property from a former redevelopment agency is required to submit a PMP to the State Department of Finance ("DOF") within six months after receiving a "Finding of Completion" from DOF. Prior to the submittal of the PMP to DOF, the successor agency's oversight board must approve the PMP.

In general, the PMP addresses the disposition and use of the real properties of the former redevelopment agency. AB 1484 requires that the PMP include all of the following components:

1. Inventory of all properties in the Community Redevelopment Property Trust Fund ("Trust Fund"), established to serve as the repository of the former redevelopment agency's real properties. This inventory shall consist of all of the following information:
  - a. **Date of acquisition** of the property and the value of the property at that time, and an estimate of the current value of the property.
  - b. **Purpose** for which the property was acquired.
  - c. **Parcel data**, including address, lot size, and current zoning in the former redevelopment agency redevelopment plan or specific, community, or general plan.

- d. **Estimate of the current value** of the parcel including, if available, any appraisal information.
  - e. **Estimate of any lease, rental, or any other revenues** generated by the property, and a description of the contractual requirements for the disposition of those funds.
  - f. **History of environmental contamination**, including designation as a brownfield site, and related environmental studies, and history of any remediation efforts.
  - g. Description of the **property's potential for transit-oriented development and the advancement of the planning objectives** of the successor agency
  - h. Brief history of **previous development proposals** and activity, including the rental or lease of property.
2. Address the use or disposition of all the properties in the Trust Fund. Permissible uses include:
- a. **Retention for governmental use** pursuant to subdivision (a) of Section 34181;
  - b. **Retention for future development**;
  - c. **Sale** of the property; or
  - d. **Use of property to fulfill an enforceable obligation.**
3. Separately identify and list properties in the Trust Fund dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all the following shall apply:
- a. If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.
  - b. If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subsection 3(a) above, the proceeds from the sale shall be distributed as property tax to the taxing entities.
  - c. Property shall not be transferred to a successor agency, city, county, or city and county, unless the PMP has been approved by the oversight board and DOF.

## **PROPERTY VALUATION ESTIMATES AND LIMITATIONS**

The Dissolution Act requires that a property management plan include an estimate of the value of property, to provide the oversight board, DOF and other interested parties information on the properties involved. DOF has stated officially they do not expect successor agencies to obtain appraisals on properties if none currently exist, so no such appraisals have been prepared for this PMP.

Instead, an estimate of property value was prepared by the Successor Agency's independent consultant based on the book value provided by the city and analysis of comparable property sales and values of similar properties. It is often difficult to assess property values of former redevelopment properties given the unique deficiencies (size, contamination, location, etc.) Coming out of a real estate recession, it still can be difficult to identify comparable properties in the area because sales volumes of small, infill parcels can be very limited. Not just in Oroville, but elsewhere, many redevelopment agencies have a number of blighted properties in their inventory that were not yet restored to a marketable condition at the time of dissolution.

The property values shown herein reflect book values at the time of purchase; given the very soft real estate market in Oroville following the Global Financial Crisis, property values have been slow to recover so despite the passage of time, market values are likely to be at or perhaps even below values of the time of purchase.

## **PROPERTY INVENTORY - FORMER AGENCY PROPERTIES**

The former Agency owned six parcels at dissolution. The properties are shown in the Property Inventory Data table attached. The property sites are organized by "Permissible Uses" under AB 1484 and a detailed description of the properties is provided below.

The Property Inventory Data table (Attachment 1) utilizes the DOF-created database that provides a matrix of all of the information required pursuant to Health and Safety Code Section 34191.5(c) (part of AB 1484).

It is important to note the following in reviewing the PMP:

- Estimates of current value of property were provided by RSG based on the individual methodologies described under each property profiled in this PMP. As the DOF has provided to RSG in written communication for other cities, the DOF does not require a new appraisal report to be prepared for the purposes of a PMP, even if a recent appraisal does not exist. The Successor Agency will be developing a marketing plan to solicit viable purchase offers on the four properties designated for sale following DOF approval of this PMP. The ultimate value of the properties sold will be determined based on what the market bears and not what an appraisal estimates.
- Data contained in the "Value at Time of Purchase" column in the Property Inventory Data table includes all available information obtained resulting from comprehensive title research and City staff's best efforts to locate the information.



### **Properties to be Retained for Future Development**

---

Two properties listed below are proposed to be transferred to the City of Oroville for retention for future development. A description of the properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

The Oroville Redevelopment Agency acquired parcels 035-290-003 and 035-290-039 ("Gateway properties") in July 2008 as part of a concerted effort to reverse blighting conditions in and around the City's primary gateway entrance to Downtown Oroville from Highway 70. Underperforming retail, severely blighted and substandard residential in the immediate area, and environmental conditions on the property have historically deterred private investment on the property and surrounding vacant properties, leading to further physical and economic deterioration.

Development of these properties remains a high priority for the City of Oroville even with the dissolution of redevelopment. Revitalization of the City's historic downtown core relies heavily on the successful development of the Gateway properties, and such the Successor Agency proposed to transfer these properties to the City of Oroville for future development.

The City shall return to the Oversight Board no later than three years following approval of the Long Range Property Management Plan by the Department of Finance to demonstrate the progress it has made to develop the properties.

Pursuant to the requirements of 34191.5(c) of the Health and Safety Code, the following information is provided for each of the Gateway properties. The remainder of the information required but not listed below is provided for in Attachment 1.

## **GATEWAY PROPERTY NO. 1 (PROPERTY 1)**

**Address:** *Along Feather River and Hwy 70 (No situs address available)*

**APN:** *035-290-003*

**Lot Size:** *4.27 acres*

**Acquisition Date:** *July 17, 2008*

**Value at Time of Purchase:** *\$0 (transferred from the City of Oroville)*

**Purpose of Acquisition:** *Eliminate blight and for the commercial development of a hotel, restaurant, and commercial/retail development.*

**Property Type (DOF Category)** *Vacant Land/Lot*

**Property Type (City Proposed)** *Future Development*

**Current Zoning:** *C-2, Heavy Commercial*

**Estimated Current Value:** *\$650,000 combined value with Property 2*  
*Based on the Successor Agency book value of the property, per the SA auditor as of June 30, 2013.*

**Environmental History:** *Previously included in the Brownfield Priority List for US EPA community-wide Brownfields Assessment Grant Program.*

**Advancement of Planning Objectives:** *Eliminate blight and commercial development of a hotel, restaurant, and retail/commercial project.*

**Previous Development Proposals:** *A private developer has previously indicated interest in developing the property. Once the PMP has been approved and the property transferred to the City for future development, the City will evaluate the development proposal and enter into compensation agreements with the taxing entities.*

**Permissible Use:** *Retention for future development.*

## GATEWAY PROPERTY NO. 1 (PROPERTY 1)

**Aerial Photo:**



**Street View:**





## **GATEWAY PROPERTY NO. 2 (PROPERTY 2)**

**Address:** *Along Feather River and Feather River Blvd*

**APN:** *035-290-039*

**Lot Size:** *15.39 acres*

**Acquisition Date:** *July 17, 2008*

**Value at Time of Purchase:** *\$0 (transferred from the City of Oroville)*

**Purpose of Acquisition:** *Eliminate blight and for the commercial development of a hotel, restaurant, and commercial/retail development.*

**Property Type (DOF Category)** *Vacant Land/Lot*

**Property Type (City Proposed)** *Future Development*

**Current Zoning:** *C-2, Heavy Commercial*

**Estimated Current Value:** *\$650,000 combined value with Property 1*  
*Based on the Successor Agency book value of the property, per the SA auditor as of June 30, 2013.*

**Environmental History:** *Previously included in the Brownfield Priority List for US EPA community-wide Brownfields Assessment Grant Program.*

**Advancement of Planning Objectives:** *Eliminate blight and commercial development of a hotel, restaurant, and retail/commercial project.*

**Previous Development Proposals:** *A private developer has previously indicated interest in developing the property. Once the PMP has been approved and the property transferred to the City for future development, the City will evaluate the development proposal and enter into compensation agreements with the taxing entities.*

**Permissible Use:** *Retention for future development.*

## GATEWAY PROPERTY NO. 2 (PROPERTY 2)

*Aerial Photo:*



*Street View:*



### **Properties to be Sold by Successor Agency**

---

Four properties listed below are proposed to be for sale and the revenue from the sales to be distributed to taxing entities. A description of the properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

Pursuant to the requirements of 34191.5(c) of the Health and Safety Code, the following characteristics apply to all four of the following properties listed under "Sale of Property":

- **Purpose of Acquisition:** 2062, 2060 and 2044 Montgomery Street were offered in a tax sale by the Butte County Tax Collector's Office due to delinquent property taxes on June 24, 2012. The properties did not sell and remained within the control of Butte County ever since. At that time, redevelopment agencies were eligible to acquire tax-defaulted properties without the necessity of bidding at a public auction. In order to help eliminate blight and further improve the Downtown core, the properties were acquired by the Redevelopment Agency through the County tax-defaulted properties.
- **Estimate of Income Revenue:** None
- **Contractual Requirements for Use of Income/Revenue:** None
- **Description of Property's Potential for Transit Oriented Development:** No potential for transit-oriented development.
- **Environmental History:** The properties were previously included in Brownfield Priority List for US EPA community-wide Brownfields Assessment Grant Program.
- **History of Development Proposals:** There is no history of development proposals nor rentals or leases for these four properties.
- **Permissible Use:** Sale of property with the revenues from the sales to be distributed to taxing entities.

The remainder of the information required by Health and Safety Code Section 34191.5(c) is provided below and in Attachment 1.



## 2062 MONTGOMERY STREET (PROPERTY 3)

**Address:** 2062 Montgomery Street

**APN:** 012-032-009

**Lot Size:** 0.11 acres

**Acquisition Date:** July 14, 2004

**Value at Time of Purchase:** \$9,000

**Property Type (DOF Category)** Commercial

**Property Type (City Proposed)** Sale of property

**Current Zoning:** C-2, Heavy Commercial

**Estimated Current Value:** \$9,368

*Based on the Successor Agency book value of the property, per the SA auditor as of June 30, 2013.*

**Advancement of Planning Objectives:** *Eliminate blight and commercial development in the Downtown core.*

**Permissible Use:** *Sale of property*

**Aerial Photo:**



**2062 MONTGOMERY STREET (PROPERTY 3)**

***Street View:***



## 2060 MONTGOMERY STREET (PROPERTY 4)

**Address:** 2060 Montgomery Street

**APN:** 012-032-010

**Lot Size:** 0.14 acres

**Acquisition Date:** July 14, 2004

**Value at Time of Purchase:** \$11,500

**Property Type (DOF Category)** Commercial

**Property Type (City Proposed)** Sale of Property

**Current Zoning:** C-2, Heavy Commercial

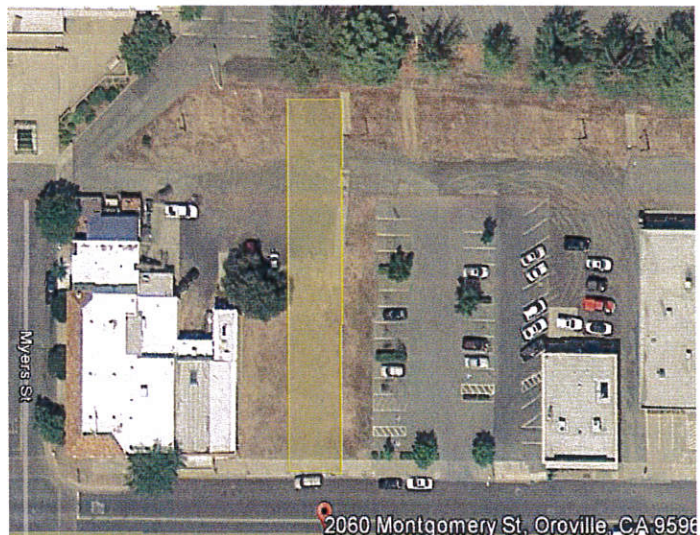
**Estimated Current Value:** \$11,867

*Based on the Successor Agency book value of the property, per the SA auditor as of June 30, 2013.*

**Advancement of Planning Objectives:** *Eliminate blight and commercial development in the Downtown core.*

**Permissible Use:** *Sale of property*

**Aerial Photo:**



**2060 MONTGOMERY STREET (PROPERTY 4)**

***Street View:***





## 2044 MONTGOMERY STREET (PROPERTY 5)

**Address:** 2044 Montgomery Street  
**APN:** 012-032-010  
**Lot Size:** 0.15 acres  
**Acquisition Date:** July 14, 2004  
**Value at Time of Purchase:** \$11,500  
**Property Type (DOF Category)** Commercial  
**Property Type (City Proposed)** Sale of Property  
**Current Zoning:** C-2, Heavy Commercial  
**Estimated Current Value:** \$11,870

*Based on the Successor Agency book value of the property, per the SA auditor as of June 30, 2013.*

**Advancement of Planning Objectives:** *Eliminate blight and commercial development in the Downtown core.*

**Permissible Use:** *Sale of property*

**Aerial Photo:**



**2044 MONTGOMERY STREET (PROPERTY 5)**

***Street View:***



## 750 MONTGOMERY STREET (PROPERTY 6)

**Address:** 750 Montgomery Street  
**APN:** 012-061-009  
**Lot Size:** 0.61 acres  
**Acquisition Date:** March 25, 2008  
**Value at Time of Purchase:** \$169,000  
**Purpose of Acquisition:** Eliminate blight from the Gateway area of the City.  
**Property Type (DOF Category)** Commercial  
**Property Type (City Proposed)** Sale of Property  
**Current Zoning:** C-2, Heavy Commercial  
**Estimated Current Value:** \$162,972

Based on the Successor Agency book value of the property, per the SA auditor as of June 30, 2013.

**Advancement of Planning Objectives:** Eliminate blight and commercial development in the Downtown core.

**Permissible Use:** Sale of property

**Aerial Photo:**



**750 MONTGOMERY STREET (PROPERTY 6)**

***Street View:***





### **Properties Retained For Purposes of Fulfilling an Enforceable Obligation**

---

There are no properties to be retained for the purpose of fulfilling an Enforceable Obligation, as defined in AB x1 26.

---

## **ATTACHMENTS**

**1 - Property Inventory Data (DOF Form)**

**OVERSIGHT BOARD  
RESOLUTION NO. 04-14**

CERTIFIED AS A TRUE COPY

OF R2-04-14

DATE CERTIFIED 08.27.2014

  
DEPUTY CITY CLERK, CITY OF OROVILLE

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE OROVILLE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF OROVILLE APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5**

**WHEREAS**, the Oversight Board of the Oroville Successor Agency of the former Redevelopment Agency of the City of Oroville ("Oversight Board") has been established to direct the Successor Agency to the Redevelopment Agency of the City of Oroville ("Successor Agency") to take certain actions to wind down the affairs of the Redevelopment Agency in accordance with the Dissolution Act (enacted by Assembly Bills 26 and 1484, as codified in the California Health and Safety Code); and

**WHEREAS**, among the duties of successor agencies under the Dissolution Act is the preparation of a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency for consideration by a local oversight board and California Department of Finance ("DOF") for purposes of administering the wind-down of financial obligations of the former Redevelopment Agency; and

**WHEREAS**, the Long-Range Property Management Plan shall be submitted to the Oversight Board and DOF within six months after receiving a Finding of Completion from DOF; and

**WHEREAS**, the Long-Range Property Management Plan shall include an inventory of all properties in the Community Redevelopment Property Trust Fund ("Trust"), which was established to serve as the repository of the former redevelopment agency's real properties; and

**WHEREAS**, a Long-Range Property Management Plan was approved by the Oversight Board on July 18, 2012, however because a Finding of Completion was not yet received, the plan was not reviewed by DOF;

**WHEREAS**, the Oroville Successor Agency received a Finding of Completion from DOF on May 6, 2014;

**WHEREAS**, the revised Long-Range Property Management Plan, attached hereto as Exhibit "A", has been prepared by staff and consultants consistent with the provisions of the Dissolution Act, Health and Safety Code Section 34191.5, and the guidelines made available by DOF; and

**WHEREAS**, the Oversight Board desires to approve the Long-Range Property Management Plan and transmit it to DOF as required.

**BE IT HEREBY RESOLVED** by the Oversight Board as follows:

1. The Oversight Board of the Oroville Successor Agency of the former Redevelopment Agency of the City of Oroville hereby approves and adopts the revised Long-Range Property Management Plan required by HSC Section 34191.5.
2. The Secretary shall attest to the adoption of this resolution.

**PASSED AND ADOPTED** by the Oversight Board at a meeting on August 27, 2014, by the following vote:

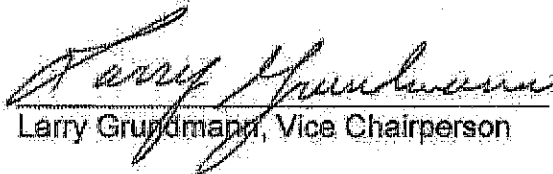
**AYES:** Board Members Connelly, Bergstrand, Gill, Vice Chairperson Grundmann

**NOES:** Board Member Stewart

**ABSTAIN:** None

**ABSENT:** Board Member Bultema, Chairperson Andoe

**APPROVED AS TO FORM:**

  
Larry Grundmann, Vice Chairperson

**ATTEST**

  
Randy Murphy, Secretary